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| Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number<br>AMY L. GOLDMAN, State Bar No. 104088<br>SCOTT LEE, State Bar No. 204564<br>Lewis, D'Amato, Brisbois & Bisgaard LLP<br>221 N. Figueroa Street, Suite 1200<br>Los Angeles, CA 90012-2601<br>Tel: (213) 250-1800 Fax: (213) 250-7900 | FOR COURT USE ONLY<br><div style="text-align: right; font-size: 2em; font-weight: bold;">FILED</div> <div style="text-align: center;">01 DEC 10 PM 2:59</div> <div style="text-align: center; font-size: 0.8em;">CLERK U.S. BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA</div> |
| <b>UNITED STATES BANKRUPTCY COURT<br/>CENTRAL DISTRICT OF CALIFORNIA</b>   |   |
| In re:<br><br>ALAN RICHARD OHM and SANDRA LEE OHM<br><br><br><div style="text-align: right;">Debtor(s).</div>  | CASE NO.: BY _____<br><br>LA01-30679-ES<br><br><div style="text-align: right;">DEPUTY</div>   |

## NOTICE OF SALE OF ESTATE PROPERTY

|   |                       |
|---|-----------------------|
| <b>Sale Date:</b> January 8, 2002   | <b>Time:</b> 10:30 AM |
| <b>Location:</b> 255 East Temple Street, CTRM 1645, Los Angeles, CA 90012 |                       |

Type of Sale: ☒ Public ☐ Private
 Last date to file objections: 12/24/01

Description of Property to be Sold: A residential real property located at 4822 E. 14th Street, Long Beach, CA 90804 ("Long Beach Property")

Terms and Conditions of Sale: Net sale price of \$199,000.00 (see below) subject to overbid

Proposed Sale Price: \$203,000.00 with a credit of \$4,000.00 for closing costs, for the net sale price of \$199,000.00

Overbid Procedure (If Any): See attached

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Bill Friedman  
 Coldwell Banker - Jon Douglas Company  
 7231 W. Manchester Avenue  
 Los Angeles, CA 90045  
 Tel: (310) 670-2080 Fax: (310) 836-4720

Date: December 10, 2001

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In order for any party to participate in an overbid procedure regarding the acquisition of the Long Beach Property, the Trustee requests that the parties comply with the following provisions:

a. Each party (including Karen L. Szaltis (the "Buyer")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyer) must have at the hearing on the Motion cash or a cashier's check made payable to the Trustee in the amount of six thousand dollars (\$6,000.00). The \$6,000.00 payment by the successful overbidder shall not be refundable if such party is thereafter unable to complete the purchase of the Long Beach Property;

c. The bidding for the Long Beach Property shall begin at two hundred five thousand dollars (\$205,000.00) without any credits, with overbids being made in minimal increments of two thousand five hundred dollars (\$2,500.00); and

d. Each party must pay the full amount of the successful overbid to the Trustee within the terms and conditions set forth in the Documents or otherwise within thirty (30) days from the date of entry of an order granting the Motion. In the event that the successful bidder cannot make such payment within that time, the Trustee shall be authorized to accept the offer made by the second highest overbidder.